



CITY COUNCIL STAFF REPORT

MEETING DATE: AUGUST 21, 2002

YMCA FRIENDLY INN LEASE AND SENIOR CENTER OPERATOR CONSULTANT AGREEMENTS

Agenda Item # 1

Prepared By:

**Manager, Recreation &
Community Services**

Submitted By:

City Manager

RECOMMENDED ACTION(S): Authorize the City Manager to Execute a Contract in the amount of \$75,000 for the operations of the senior center and enter into a lease for the use of the Friendly Inn with the YMCA.

EXECUTIVE SUMMARY:

The City and the Mt. Madonna YMCA Branch have cooperated in providing the Friendly Inn as a facility for the YMCA to operate out of. The Mt. Madonna YMCA has also provided contractual services through the operation of the senior center. Both of these functions have been incorporated in a lease in the past, but for clarity, the lease and the operator consultant agreements have been separated and are presented as attachments A (lease) & B (consultant agreement).

It is anticipated that the Mt. Madonna YMCA will maintain operation of the senior center until such time that the senior program moves into the new indoor community recreation center. At that time, the City's Recreation and Community Services Division will resume responsibility for the operation of the senior services wing. It is also planned that the Mt. Madonna YMCA will continue to operate out of the Friendly Inn.

FISCAL IMPACT: \$75,000 for operating the senior center is budgeted for fiscal year 02-03.

LEASE AGREEMENT

YMCA

THIS AGREEMENT is made this ____ day of, _____, 2002 by the CITY OF MORGAN HILL, a municipal corporation, ("CITY"), and, the YMCA OF SANTA CLARA VALLEY, (YMCA), a California Corporation.

RECITALS

The following recitals are a substantive part of this Agreement:

1. CITY owns and maintains buildings known as the Friendly Inn, located at 17666 Crest Avenue in the City of Morgan Hill.
2. CITY has space available in the building which is not presently needed by CITY, and CITY desires to lease this space to serve a public, quasi-public, or non-profit function.
3. YMCA desires to lease the Friendly Inn for the purposes of operating a community branch of the YMCA.
4. This Agreement supercedes in all respects the previous Lease Agreement between the parties dated October 22, 1992 and as amended on November 18, 1992, October 17, 1995, October 16, 1996, January 26, 1998 and January 20, 1999.

AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Premises.** Subject to the terms and conditions set forth herein, CITY agrees to lease to YMCA the two buildings located at 17666 Crest Avenue, known generally as the Friendly Inn, excluding, however, the American Legion room and including the "Buckeye Room." A description of the property upon which the buildings are located is set forth in Exhibit "A", attached hereto and incorporated by this reference.
2. **Term.** The lease term commencing on the date of this Agreement extends until June 30, 2004, subject to annual review and renewal by the City Council on or about June 1. At the option of CITY, the Lease may be renewed for subsequent term of one year upon conditions to be agreed upon between the parties.
3. **Termination.** In the event either Party to the Agreement determines that it no longer wishes to continue with the Lease, it shall give the other Party 120 days written notice of such intent.

4. **Consideration/ Rent.**

4.1 As consideration for YMCA's use of the Premises in accordance with the terms and conditions of this Lease, YMCA agrees to pay to CITY on the date of execution of this Agreement and upon said subsequent anniversary dates of such execution during such time as this Agreement continues to remain in effect, one dollar (\$1.00) per year as rental for said Premises. YMCA shall reimburse to CITY, upon demand, any expense for property taxes assessed on the Premises, which results from the tenancy for property taxes and operations of the YMCA.

4.2 Requests for capital improvement funding will be made according to provisions in 9.1(a) of this Lease. All future funding will be at the discretion of the City Council and shall be made through the City's normal budgetary process.

5. **Condition of Premises Upon Termination.** Upon termination of this Lease, except as otherwise agreed to herein, YMCA shall redeliver possession of the Premises to CITY in substantially the same condition that existed at the execution of this Agreement, and reasonable wear and tear.

6. **Disposition of Abandoned Personal Property.** If YMCA abandons the Premises or is dispossessed thereof by process of law or otherwise, title to any personal property belonging to YMCA and left on the Premises forty-five (45) days after such abandonment shall be deemed to have been transferred to CITY. CITY shall have the right to remove and to dispose of such property without liability to YMCA or to any person and shall have no need to account for the property.

7. **Notices.** All notices pursuant to this Agreement shall be addressed as set forth below, or as either Party may subsequently designate by written notice, and shall be sent through the United States mail:

a. Address of YMCA is as follows:

YMCA of Santa Clara Valley
1922 The Alameda, 3rd Floor
San Jose, CA 95126

b. Address of CITY is as follows:

City of Morgan Hill	(with a copy to)
City Manager's Office	City Clerk
17555 Peak Avenue	17555 Peak Avenue
Morgan Hill, CA 95037	Morgan Hill, CA 95037

8. **Use.**

8.1 **Compliance with Law: Condition of Friendly Inn.** YMCA warrants to CITY that it shall comply, at its expense, with all statutes, ordinances, rules, orders, and regulations of the federal, state, county, and municipal authorities now in effect or which may hereafter come into effect, whether or not they reflect a change in policy from that now existing as well as any easements, covenants, or restrictions of record relating in any manner to the Friendly Inn and the occupation and use by YMCA of Friendly Inn. YMCA shall conduct its business in such a manner, both as regards to noise and all other nuisances, as will not interfere with, annoy, or disturb CITY or any other tenant of the Friendly Inn in the conduct of its business, or CITY in the management of the facility.

8.2 YMCA shall not use its leasehold interest in the building either directly or indirectly as security or collateral for the borrowing of any money or the making of any loan.

9. **Maintenance and Repairs.**

9.1 **Landlord's Obligations.**

- a. **Friendly Inn.** Except for damage caused by negligence or misconduct of YMCA, its employees, agents, and visitors, in which event YMCA shall pay for or repair damage at CITY's option, CITY, at CITY's sole cost and expense, shall maintain and keep the exterior of the Friendly Inn and Senior Center and the adjacent parking lot in the condition in which it was accepted by the YMCA. CITY will be responsible to ensure that the Friendly Inn complies with the Americans with Disabilities Act and all other legal requirements at the time and in the manner such compliance is required.

YMCA will be solely responsible for maintaining the interior of the Friendly Inn. Should capital improvements to the Friendly Inn be desired or deemed necessary by the YMCA, the YMCA will contact the CITY regarding the improvements. Capital improvements are defined as improvements to the site with a cost of more than \$500 and a life expectancy greater than one year. If the YMCA wishes the City to fund the capital improvements, the YMCA will contact the City by January 30, of each contract year, and the CITY will consider these improvements during the adoption of the next FY budget. The CITY shall approve all capital improvements to the Friendly Inn and Senior Center, even if paid for by the YMCA. YMCA expressly waives the benefits of any statute now or hereafter in effect which would otherwise afford YMCA the right to make repairs or improvements at CITY'S expense.

9.2 **YMCA'S Obligation.** YMCA, at YMCA's sole cost and expense, shall maintain and keep in good order, condition, and repair the Friendly Inn and every part thereof not required to be maintained and repaired by CITY, including any equipment within the Friendly Inn or serving only the Friendly Inn. YMCA shall be responsible for the costs of normal and usual custodial care.

10. **Destruction of Friendly Inn.**

10.1 **Partial Destruction.** In the event of an insured partial destruction of the Friendly Inn due to fire or other casualty (partial being defined as damage to the extent that the cost of repair is less than thirty-three (33%) of the then replacement cost of the facility), CITY shall promptly repay the same and restore the same (but not YMCA'S fixtures, equipment, or improvements installed or attached to the Friendly Inn for or by the YMCA, nor any of YMCA'S personal property, which YMCA shall repair at its sole cost and expense) to the condition immediately before the damage, and this Lease shall continue in full force and effect. In the event of an uninsured partial destruction of the Friendly Inn due to fire or other casualty which damage prevents YMCA from reasonable use of the Friendly Inn, unless caused by the negligent or willful act or omission of YMCA (in which event YMCA shall make repairs at the YMCA'S cost and expense), CITY may at CITY'S option either (a) promptly repair such as damage at the CITY'S expense, in which event this Lease will continue in full force and effect; or (b) give written notice to YMCA within thirty (30) days after the date of occurrence of such damage, of CITY'S intention to cancel and terminate this Lease as of the date of occurrence of such damage.

10.2 **Total Destruction.** In the event of a total destruction of the Friendly Inn (total destruction being defined as damage to the extent that the cost to repair is equal or greater than thirty-three percent (33%) of the then replacement cost of the Friendly Inn, whether or not it is an insured loss, either YMCA or CITY shall have the right and option to terminate this Lease by written notice sent to the other within thirty (30) days after the date of destruction.

11. **Utilities.** YMCA shall pay promptly as they become due, all utility charges for the furnishing of water, electricity, gas, garbage, telephone and all other public utilities to the demised property during the term of this Lease. CITY shall not be liable in any respect whatsoever, for the inadequacy, stoppage, interruption, or discontinuance of any utility or service due to riot, strike, labor, dispute, breakdown, accident, repair, or other cause beyond CITY'S reasonable control or in cooperation with governmental request or directions.

12. **Signage.** YMCA shall be authorized to display signage in conformance with CITY regulations at the facility.

13. **Default.**

13.1. **Term.** If YMCA defaults in the performance of any term, covenant, condition, or obligation of YMCA under this Lease and fails to cure such default within a period of thirty (30) days after receipt of written notice from CITY specifying default.

13.2. **Abandonment.** If YMCA abandons any portion of the Friendly Inn, notwithstanding anything contained herein to the contrary, it is understood that YMCA shall be in default of this provision should it vacate the Friendly Inn even if it continues to pay when due, the rental and all other charges provided for in this Lease.

- 13.3. **Falsehood.** If CITY discovers that any financial statement given to CITY by YMCA, or its successors in interest or any proposed or actual assignee or subtenant of YMCA, was false.
- 13.4 **Termination.** Upon the occurrence of any event of default, CITY may, with or without notice or demand, and without prejudice to any other right or remedy it may have under any Section of this Lease or at law or in equity: Terminate this Lease, in which event CITY shall be entitled to recover from YMCA all damages incurred by CITY by reason of YMCA'S default including, but not limited to, the cost of recovering possession of the Friendly Inn: expenses of reletting, including necessary repairs, renovations, and alteration of the Friendly Inn, and any real estate commission actually paid, sums equal to the rent and other monetary obligations hereunder which would have been payable if not for such termination.
14. **Inspection of Friendly Inn.** CITY and CITY'S agents shall have free access to the Friendly Inn during normal business hours on 24-hour advance notice (or less in the case of emergencies) for the purposes of inspection, the maintenance and making of repairs or services required of CITY, pursuant to court order showing the same to prospective purchasers and showing the same to prospective tenants (during last six months of the term only). This paragraph shall not apply to entries on the property by CITY in case of an emergency, after YMCA has abandoned or surrendered the Friendly Inn, or in cases where it is impractical to comply with the requirements of this paragraph provided, however, that entry by CITY on the property may not, except in cases of emergency or after YMCA has abandoned or surrendered the Friendly Inn, be made during other than normal business hours unless YMCA consents at the time of entry.
15. **Insurance.** YMCA shall, at its own cost and expense, procure and maintain during the entire term of this Lease, public liability insurance and property damage insurance issued by an insurance company acceptable to CITY and insuring CITY against loss or liability caused by or connected with YMCA'S occupation and use of the Premises under this Lease in amounts not less than:
- a. One Million Dollars (\$1,000,000) for injury or death of any one person, or not less than Five Million Dollars (\$5,000,000) for injury to or death of two or more persons as a result of any once accident; and
 - b. One Million Dollars (\$1,000,000) for damage to or destruction of any property of others.
 - c. The above minimum limits of policies shall not, however, limit the liability of YMCA hereunder. YMCA shall also procure and continue in force throughout the term worker's compensation insurance or equivalent protection.
16. **Indemnification.** YMCA agrees to indemnify and hold harmless CITY and its elective or appointive boards, officers, agents, employees, from any and all liability for injury to, or death of any person, including employees of YMCA, or for damage to property arising from the use and occupancy of the leased property by YMCA or from the act or omission of any person or persons, including YMCA employees, members or renters of the Friendly Inn in or about the leased property with the expressed or implied consent of YMCA or its employees, provided however, that the

foregoing shall not relieve CITY from any injury or damage resulting from the sole negligence of CITY.

17. **Rental Revenue.** Revenue derived by YMCA resulting from rental of Friendly Inn facilities in accordance with the terms the lease shall accrue to YMCA. YMCA shall bear all costs and expenses related to such rental.

18. **Nontermination and Nonabatement.** Except as provided herein, no destruction or damage to the Friendly Inn by fire, windstorm, or other casualty, whether insured or uninsured, shall entitle YMCA to terminate this Lease.

19. **Waiver of Statutory Rights.** YMCA waives any statutory rights of termination which may arise by reason of any partial or total destruction of the Friendly Inn.

20. **Hazardous Substances.** No goods, merchandise, or material shall be kept, stored or sold in the Friendly Inn which are in any way explosive or hazardous; and no offensive or dangerous trade, business, or occupation shall be carried on. Further, nothing shall be done on or from Friendly Inn other than provided by for in this Agreement involving hazardous substances in any fashion.

21. **Annual Meeting.** CITY and YMCA agree to continue to conduct an annual meeting on or near the anniversary date of the original agreement, October 22. YMCA agrees to provide an annual report and evaluation of activities. Ideas and suggestions for the upcoming year will be discussed. The Senior Center Advisory Board will be invited to participate in the annual activities review.

22. **Modification.** This Agreement constitutes the entire agreement between the parties and supersedes any previous agreements, oral or written. This Agreement may be modified only by subsequent mutual written agreement executed by CITY and YMCA.

23. **Time of Essence.** Time is of the essence in the performance of this Agreement.

24. **Authority to Execute.** The persons executing this Agreement on behalf of the Parties warrant that they are duly authorized to execute this Agreement and that by executing this Agreement, the parties are formally bound.

25. **Waiver.** All waivers of the provisions of this Lease must be in writing by the appropriate authorities of CITY and YMCA. The waiver by CITY of any breach of any provision of this Lease shall not constitute a continuing waiver or a waiver of any subsequent breach of the same or a different provision of this Lease.

26. **California Law.** This Lease shall be construed in accordance with the laws of the State of California. Any action commenced pursuant to this Lease shall be initiated in the central or main branch of the Santa Clara Superior Court.

27. **Non-Discrimination.** YMCA covenants there shall be no discrimination against or segregation of any person, group, or employees due to race, color, creed, religion, sex marital status, age, handicap, national origin, or ancestry, in any action or activity, pursuant to this Lease.

28. **Miscellaneous.**

- a. CITY will support YMCA in efforts to maintain continued access to Morgan Hill School District facilities currently being used by City.
- b. During the term of this Lease, YMCA will work to develop fees that are affordable to the community, including those from very low and lower incomes. For those unable to pay the full fee, financial assistance will be made available to the extent possible through the YMCA annual support campaign. The YMCA will provide CITY with copies of fee structures, announcements of events, and activity schedules.
- c. During the term of this Lease, and to insure active community involvement, at least 50% of the members on the Board of Managers shall be Morgan Hill residents.

29. **Interpretation.** This Lease shall be interpreted as though prepared by both parties.

30. **Preservation of Lease.** Should any provision of this Lease be found invalid or unenforceable, the decision shall affect only the provision interpreted, and all remaining provisions shall remain enforceable.

IN WITNESS THEREOF, these parties have executed this Lease on the day and year shown below

ATTEST

CITY OF MORGAN HILL

Irma Torrez, City Clerk

Edward Tewes, City Manager
Date: _____

APPROVED:

YMCA of Santa Clara Valley

By: _____
Jack Dilles, Risk Manager

By: _____

Date: _____

Title: _____

APPROVED AS TO FORM:

Date: _____

By: _____
Helene Leichter, City Attorney

If tenant is a corporation a Corporate Resolution and/or Corporate Seal is required.
If partnership, a Statement of Partnership must be submitted to City.

Date: _____

**CONSULTANT AGREEMENT
YMCA OF SANTA CLARA VALLEY**

THIS AGREEMENT is made this ____ day of _____, 20____, by the CITY OF MORGAN HILL, a municipal corporation, ("CITY"), and the YMCA OF SANTA CLARA VALLEY, a California corporation. ("CONSULTANT").

RECITALS

The following recitals are a substantive part of this Agreement:

1. This Agreement is entered into pursuant to the **City Council approval on** _____.
2. CONSULTANT is qualified by virtue of experience, training, education, and expertise to accomplish these services.

AGREEMENT

THE PARTIES MUTUALLY AGREE AS FOLLOWS:

1. **Term of Agreement**. This Agreement shall cover services rendered from July 1, 2002, until June 30, 2003. This Agreement is subject to annual review and renewal by the City Council on or about June 1.
2. **Services to be Provided**. The services to be performed by CONSULTANT are contained in Exhibit A.
3. **Compensation**: CONSULTANT shall be compensated as follows:
 - 3.1 **Amount**. (\$75,000). Compensation under this Agreement shall not exceed seventy five thousand dollars (\$ 75,000).
 - 3.2 **Payment**. CITY agrees to pay the CONSULTANT \$75,000 for operation of the Senior Center as outlined in Section 2. Funding will be released quarterly (July 1, October 1, January 1, and April 1), unless otherwise agreed by CITY and CONSULTANT, following receipt by the CITY of a written report describing Senior Center operations and programs in the previous quarter.

CONSULTANT will present Senior Center operations funding requests for the next fiscal year to the CITY no later than January 30, 2003.
 - 3.3 **Records of Expenses**. CONSULTANT shall keep accurate records of payroll, travel, and expenses. These records will be made available to CITY.
 - 3.4 **Termination**. CITY and CONSULTANT shall have the right to terminate this Agreement, without cause, by giving fifteen (15) days' written notice.
4. **Insurance Requirements**.

4.1 Commencement of Work. CONSULTANT shall not commence work under this Agreement until it has obtained CITY approved insurance. All insurance required by this Agreement shall be carried only by responsible insurance companies licensed to do business in California and shall name as additional insured CITY, its elected officials, officers, employees, agents and representatives. All policies shall contain language to the effect that: (1) the insurer waives the right of subrogation against CITY and CITY'S elected officials, officers, employees, agents, and representatives; (2) insurance shall be primary non-contributing; and (3) policies shall provide that it shall not be cancelled or materially changed except after thirty (30) days' notice by the insurer to CITY by certified mail. CONSULTANT shall furnish CITY with copies of all such policies or certificates promptly upon receipt.

4.2 Workers Compensation Insurance. CONSULTANT and all subcontractors shall maintain Worker's Compensation Insurance, if applicable.

4.3 Insurance Amounts. CONSULTANT shall maintain comprehensive, broad form, general public liability and automobile insurance against claims and liabilities for personal injury, death, or property damage, providing protection of at least \$1,000,000 for bodily injury or death to any one person for any one accident or occurrence and at least \$1,000,000 for property damage. CONSULTANT shall also maintain professional liability insurance in an amount of \$1,000,000 per occurrence.

4.4 Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII.

5. **Non-Liability of Officials and Employees of the CITY**. No official or employee of CITY shall be personally liable for any default or liability under this Agreement.

6. **Non-Discrimination**. CONSULTANT covenants there shall be no discrimination based upon race, color, creed, religion, gender, marital status, age, disability, national origin, or ancestry, in any activity pursuant to this Agreement.

7. **Independent Contractor**. It is agreed to that CONSULTANT shall act and be an independent contractor and not an agent or employee of CITY.

8. **Compliance with Law**. CONSULTANT shall comply with all applicable laws, ordinances, codes, and regulations of the federal, state, and local government.

9. **Ownership of Work Product**. All documents or other information developed or received by CONSULTANT for work performed under this agreement shall be the property of CITY. CONSULTANT shall provide CITY with copies of these items upon demand or upon termination of this Agreement.

10. **Conflict of Interest and Reporting**. CONSULTANT shall at all times avoid conflict of interest or appearance of conflict of interest in performance of this Agreement.

11. **Notices**. All notices shall be personally delivered or mailed, via first class mail to the below listed address. These addresses shall be used for delivery of service of process. Notices shall be effective five (5) days after date of mailing, or upon date of personal delivery.

Address of CONSULTANT is as follows:

YMCA of Santa Clara Valley
1922 The Alameda 3rd Floor
San Jose, CA 95126

b. Address of CITY is as follows:

Julie Spier, Manager
Recreation Division
City of Morgan Hill
17555 Peak Avenue
Morgan Hill, CA 95037

with a copy to:
City Clerk
City of Morgan Hill
17555 Peak Avenue
Morgan Hill, CA 95037

12. **Licenses, Permits, and Fees.** CONSULTANT shall obtain a **City of Morgan Hill Business License**, all permits, and licenses as may be required by this Agreement.

13. **Familiarity with Work.** By executing this Agreement, CONSULTANT warrants that: (1) it has investigated the work to be performed; (2) it has investigated the site of the work and is aware of all conditions there; and (3) it understands the difficulties and restrictions of the work under this Agreement. Should CONSULTANT discover any conditions materially differing from those inherent in the work or as represented by CITY, it shall immediately inform CITY and shall not proceed, except at CONSULTANT'S risk, until written instructions are received from CITY.

14. **Time of Essence.** Time is of the essence in the performance of this Agreement.

15. **Limitations Upon Subcontracting and Assignment.** Neither this Agreement or any portion shall be assigned by CONSULTANT, without prior written consent of CITY.

16. **Authority to Execute.** The persons executing this Agreement on behalf of the parties warrant that they are duly authorized to execute this Agreement.

17. **Indemnification.** CONSULTANT agrees to protect, defend and hold harmless CITY and its elective or appointive boards, officers, agents, and employees from any and all claims, liabilities, expenses, or damages of any nature, including attorneys' fees, for injury or death of any person, or damage to property, or interference with use of property, arising out of, or in any way connected with performance of the Agreement by CONSULTANT, CONSULTANT'S agents, officers, employees, subcontractors, or independent contractors hired by CONSULTANT. The only exception to CONSULTANT'S responsibility to protect, defend, and hold harmless CITY, is due to the sole negligence of CITY. This hold harmless agreement shall apply to all liability, regardless of whether any insurance policies are applicable. The policy limits do not act as a limitation upon the amount of indemnification to be provided by CONSULTANT.

18. **Modification.** This Agreement constitutes the entire agreement between the parties and supersedes any previous agreements, oral or written. This Agreement may be modified on provisions waived only by subsequent mutual written agreement executed by CITY and CONSULTANT.

19. **California Law.** This Agreement shall be construed in accordance with the laws of the State of California. Any action commenced about this Agreement shall be filed in the Santa Clara County Superior Court.

21. **Interpretation.** This Agreement shall be interpreted as though prepared by both parties.

22. **Preservation of Agreement.** Should any provision of this Agreement be found invalid or unenforceable, the decision shall affect only the provision interpreted, and all remaining provisions

shall remain enforceable.

IN WITNESS THEREOF, these parties have executed this Agreement on the day and year shown below.

ATTEST:

THE CITY OF MORGAN HILL

Irma Torrez, City Clerk

Date: _____

J. Edward Tewes, City Manager

Date: _____

APPROVED:

YMCA OF SANTA CLARA VALLEY

Jack Dilles, Risk Manager

Date: _____

David G. Thornton, President & CEO

APPROVED AS TO FORM:

Date: _____

Helene Leichter, City Attorney

Date: _____

NOTE: THIS AGREEMENT SHALL NOT BE USED FOR AMOUNTS OVER \$100,000

EXHIBIT A

SERVICES TO BE PERFORMED

YMCA will operate the Senior Center and, in conjunction with other senior service organizations, provide programs, services and activities for older adults in the community according to the following guidelines:

- a. Funds will be used to operate the Center a minimum of 6 hours each weekday throughout the year.
- b. The YMCA will collaborate with and coordinate the activities of senior service providers, such as Catholic Charities, the Community Action Group, AARP, and the Friends of the Morgan Hill Senior Center to ensure a range of service, support and enrichment opportunities to seniors at the Senior Center. Typical programs may include, but will not be limited to: nutrition, health insurance counseling, legal assistance, health screenings, income tax preparation assistance, educational presentations, recreational activities, arts and crafts classes, fitness activities, counseling services, and opportunities for volunteer services.
- c. The YMCA will provide the site for a daily nutrition program, serving an average of 75 meals per weekday to 350 unduplicated seniors annually.
- d. The YMCA will offer opportunities for other social service agencies to provide health maintenance, education, and advocacy programs in a location both convenient and familiar to seniors.
- e. The YMCA will provide activities and services each month that focus on developing and strengthening individual seniors in spirit, mind and body.
- f. The YMCA will provide a minimum of one special event per month to maintain interest and enthusiasm.